



**CITY OF
LA MESA**
JEWEL of the HILLS

COMMUNITY DEVELOPMENT DEPARTMENT

March 27, 2009

Lynn L. Jacobs, Director
Housing and Community Development
P.O. Box 952050
Sacramento, CA 94252-2050

Dear Ms. Dunn:

Re: Annual Progress Report on the Status of the General Plan 2007-2008

Enclosed is a copy of the annual report to the legislative body on the status of the City of La Mesa General Plan, as required by California planning law [Government Code Section 65400(b)].

The report was considered and accepted by the La Mesa City Council at their regular meeting on March 24, 2009. If you have any questions regarding this matter, feel free to contact me at (619) 667-1187.

Sincerely,

Bill Chopyk
Director of Planning and Development Services

Enclosure: City of La Mesa - Annual Report – Implementation of the General Plan

CITY OF LA MESA

2007-2008 ANNUAL REPORT IMPLEMENTATION OF THE GENERAL PLAN



New Post Office/Library Building

MARCH 25, 2009

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SECTION I INTRODUCTION AND SUMMARY

The State Government Code requires that an annual report on the General Plan be submitted to the City Council on the status of the Plan and progress on its implementation. The annual report is also submitted to the State Office of Planning and Research and the Department of Housing and Community Development.

The information provided in this report is intended to assist the City Council in determining success in implementing policies in the General Plan. This 2007-2008 Annual Report – Implementation of the General Plan covers the time period from July 2007 to December 2008 and addresses the goals of the following elements of City of La Mesa General Plan:

- | | |
|--|---|
| <input type="checkbox"/> Land Use & Urban Design | <input type="checkbox"/> Safety |
| <input type="checkbox"/> Circulation | <input type="checkbox"/> Public Services & Facilities |
| <input type="checkbox"/> Conservation & Open Space | <input type="checkbox"/> Housing |
| <input type="checkbox"/> Historic Preservation Element | |

Provided in this document is a brief overview of existing programs implementing the General Plan's policies. It is hoped that this information will increase the understanding of the breadth of implementation already in place and the comprehensive scope of programs in various stages of completion.

The City of La Mesa has many on-going programs and maintenance projects that contribute to the implementation of the policies of the General Plan. A brief overall description of these on-going programs and maintenance projects are addressed in the document, along with the specific projects that implement the goals and policies of each element. Each is identified and a brief explanation is provided.

A comprehensive update to the La Mesa General Plan is currently being planned. This update is part of the City of La Mesa FY 07/09 Strategic Directions and Targets for Action. The actions to develop a work plan for a comprehensive update to the La Mesa General Plan are as follows:

1. Evaluate the current General Plan (Jan. 2008)
 - a. Identify areas that need updating to reflect current City Council policies.
 - b. Review changes needed to reflect regional and state requirements.
 - c. Identify outdated text and objectives that have been accomplished.
2. Evaluate the formatting and software program(s) of the existing General Plan documents. (Jan. 2008 – July 2008)
 - a. Convert General Plan text into a current usable software format.
 - b. Review General Plan diagrams and identify those needing changes.
 - c. Identify Specific Plans that need to be included in the General Plan.

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3. Develop a 2-year plan for a comprehensive update to the General Plan.
(July 2008 – Jan. 2009)
 - a. Prepare a time-line and schedule for major milestones.
 - b. Obtain cost estimates to prepare a comprehensive update to the General Plan.
 - c. Bring a Work Plan with schedule and cost estimates to the Council for review and direction.

Section 65302 of the California Government Code mandates at least seven elements in a general plan: 1.) Land Use Element, 2.) Circulation Element, 3.) Housing Element that must be updated every five years, 4.) Conservation Element, 5.) Open Space Element, 6.) Noise Element, and 7.) Safety Element. The La Mesa General Plan contains all seven of the required elements and also includes 8.) Historic Preservation Element, and 9.) Public Services & Facilities Element. On April 10, 2007, the City Council adopted a resolution endorsing the U.S. Mayors Climate Protection Agreement calling for a reduction in greenhouse gas emissions. Since this resolution was adopted, the update to the General Plan will address the substance of this resolution, including “Exhibit A” to the Resolution No. 2007-039.

The next required update to the La Mesa Housing Element will cover the time period from 2010-2015. The SB 375 Climate Change bill passed by the State Legislature in 2008 changes the housing element update cycle from 5-years to 8-years to coincide with the 4-year Regional Transportation Plan (RTP) cycle. SANDAG is sponsoring clean-up legislation to update the next housing element cycle in 2013. A comprehensive update to the General Plan will be done to coincide with the next housing element update, and will look to guide future growth and development in the city for a 20 year time frame.

SECTION II

LAND USE & URBAN DESIGN ELEMENT

The General Plan’s Land Use & Urban Design Element addresses the major issue areas that focus on the physical form and development of the community. This Element also identifies the goals and policies of the City as it relates to La Mesa’s role in a regional planning context. The policies of the Land Use & Urban Design element place heavy emphasis on two concepts:

- 1) Preservation and enhancement of residential neighborhoods and open spaces
- 2) Insuring that new development and redevelopment along the City’s major commercial and transportation corridors is of a high quality and fits well into the fabric of the community.

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In satisfying these two concerns, it will be the task of City leaders to preserve the scale and composition of existing neighborhoods, while also allowing a level of growth necessary to sustain a viable community.

Land Use Goal 1:

To establish and implement an effective set of long-range land use policies and programs which will ensure the general health, safety and welfare of the citizens of La Mesa.

- ❑ To further this goal, and to implement Land Use Policy 7, the City has maintained a variety of active code enforcement programs. Between July 2007 and December 2008, the Community Development Department investigated 802 zoning code enforcement cases.
- ❑ The City also maintains an on-going code enforcement program addressing mobilehome parks. Fire, Planning and Building Departments are collectively involved in this coordinated code enforcement effort. There are currently six (6) mobilehome parks located in the City. The schedule of the maintenance inspections of the mobilehome parks is based on the guidelines established in the California Mobilehome Parks Act.
- ❑ The City operates a Housing Rehabilitation Program, which provides interest free deferred loans to qualified low-income households to correct issues of deferred maintenance and/or health and safety defects in their detached homes or condominium units.

Land Use Goal 2:

To establish the policies and programs which will create opportunities for infill development and redevelopment, which are compatible and in context with the surrounding land uses and improve the character of the community.

- ❑ The City has continued implementation of the strategic plan to create opportunities for redevelopment and infill development along the El Cajon Boulevard, La Mesa Boulevard, and University Avenue corridors. The projects are compatible with the adjacent neighborhoods and provide for an improved pedestrian experience along the street. Projects include condominium and townhome developments that provide for revitalization of the transit corridors.
- ❑ In 2008, a proposed general plan amendment and zone reclassification was submitted for a 2-acre site north of El Cajon Boulevard, east of Thorne Drive. The general plan amendment is to redesignate the property from "Mixed Density Residential" (7-23 dwelling units per acre) to "Mixed Use Urban" (24-40 dwelling units per acre) land use. Also under consideration is a zone reclassification of the site from the R3 to the R3-MU zone. The property has access to public transit, with bus stops available on El Cajon Boulevard. The applicant intends to

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combine this site with the frontage on El Cajon Boulevard into an approximately 3.3 acre parcel that will be developed as a mixed use project. The El Cajon Boulevard frontage is already designated "Mixed Use Urban" (24-40 dwelling units per acre).

Land Use Goal 5:

To promote the continued development of the Grossmont Specific Plan area as a high density, urban sub-center serving regional needs for business operations, shopping, transportation and health care.

- ❑ Construction continues on the mixed-use, transit oriented development (TOD) at the Grossmont Trolley Station. This 527-unit apartment development is the outcome of a joint planning effort between the City, MTS, SANDAG, and Fairfield Residential. The development will include a ground-floor retail component as well as 80 units affordable to low- and moderate-income households. The development will likely be completed in 2010. The development has applied for LEED (Leadership in Energy and Environmental Design) certification by the U.S. Green Building Council. The certification recognizes sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality, as well as recognizing the solar panels that will sit on the expansive roof of this project. The project also won a San Diego Section American Planning Award and a State APA award for a planned project.
- ❑ In conjunction with the development of the mixed-use project at the Grossmont Trolley Station, the adjacent Grossmont Trolley Center that previously housed a movie theatre was converted to new restaurants and other commercial tenants.
- ❑ Phase 2 construction of the Alvarado sewer trunk line from Jackson Drive east towards Trolley Court was completed in 2007. Trunk line construction from Trolley Court east towards the AAA Building was completed in 2008. The remaining 323 feet of sewer line will be constructed as part of the Alvarado Channel project which is under construction. SANDAG is in the process of constructing channel improvements, new apron and channel walls, removing all overgrown vegetation and adding rip rap lining upstream.
- ❑ In 2007, Briercrest Park received an Orchid Award in the category of landscape architecture/sustainable design. Constructed as part of the PARKS Project, the park is accessible for people with disabilities and includes specialized garden areas, a climbing rock, and water features. Phase II improvements were completed in 2007, consisting of landscaping, concrete seat wall construction and irrigation improvements. Funding for the project was derived from public, private and corporate sources. The project received the American Public Works Association *Project of the Year Award* for environmental projects under \$2 million in 2006.

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- ❑ Plans for an assisted living facility have been approved for Briercrest Park, which will include assisted living units, an Alzheimer's facility, and a Skilled Nursing Facility. This project will help support the maintenance and operation of the park facilities through a public/private partnership.
- ❑ Construction of a 5-story medical office building and a 6-story parking structure, located within the Grossmont medical campus, is currently underway. A new sewer line is being installed from Center Street to the Alvarado Channel to serve the medical office building expansion. The parking structure received an award from the Associated Builders & Contractors of San Diego.

Land Use Goal 6:

To preserve and enhance the Downtown Village area as the City's symbolic center providing for a vibrant commercial, civic and residential district designed and developed at a human scale to encourage pedestrian activities and travel.

- ❑ The City of La Mesa completed a Civic Center Master Plan to improve the civic center facilities, enhance service delivery over the long term, and to better link the Civic Center facilities to the Downtown Village. Implementation of this plan is well underway with the passage of a \$25 million Public Safety Facility Bond Measure that was approved by voters in March 2004. Already completed is a new Fire Station 11 and Fire Administration building, which opened in August 2006. A new Police Station is currently under construction and is scheduled to open in early 2010. These Civic Center facilities have been enhanced by a new library, which opened in May 2008 and satellite post office anticipated to open in 2009. Planning and construction of the new buildings was done concurrently with other street improvements which included the installation of new street trees, street lights, benches, trash receptacles, new sidewalks, diagonal street parking, street lights, and bus stops. . The City received the 2008 APWA "Project of the Year" award for the library/post office construction project.
- ❑ Construction of the new police station began in October 2008. The new facility will be located on the corner of the La Mesa Civic Center site where Baltimore Drive meets University Avenue. When complete, the facility will be two-stories with underground secured parking large enough to hold the entire fleet of City owned vehicles and allow for employees to park their personal vehicles as well. The new police station will be approximately 40,000 square feet with 45,000 square feet for underground parking.
- ❑ In 2008, the City of La Mesa received applications for the redevelopment of an approximately 5-acre site currently developed as retail recreational vehicle/auto sales, tile sales, and other retail sales uses. It is approximately two blocks from a trolley stop on Spring Street that is located in La Mesa's Downtown Village and is just close to the City of La Mesa Civic Center. The property is zoned C-D-MU (General Commercial/Urban Design Overlay/Mixed Use Overlay) and the

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General Plan designation is Mixed Use Urban. The Draft Park Station Specific Plan (Downtown Village Specific Plan Addendum) generally describes the Project Overview as “The Project site will develop as four planning areas that will most probably develop at different times and are described in Section 2.3 (of the Specific Plan). These distinct areas include Baltimore Drive, Spring Street, University Avenue and Linear Park. While each area may be distinct and developed in separate phases, all will have a common thread that connects them to the park, courtyards, and streets.” The development site will likely be a mixed-use project with multi-family residential, commercial, and office uses.

- In 2006 the non-profit La Mesa Arts Alliance entered into an agreement with the City of La Mesa to begin a utility box painting project. The boxes, now complete, create a circular route called the “La Mesa Walking Art Trail”. This walking route connects the Civic Center to the Downtown Village area to the Community Center by promoting walking and viewing the public art in the central city area. As part of this project a promotional brochure was developed in FY 2007-2008 to promote the art trail as a way to be physically active, enjoy public art and experience the Village businesses.
- Since late 2007, the City has been proactively reinvesting parking-related revenues generated within the Downtown Village back into the area through allocations from the Downtown Parking Fund. These reinvestments have resulted in the installation of new lighting and landscaping in two municipal parking lots, design and fabrication of new wayfinding signage for the Downtown Village, installation of pedestrian safety railings, and construction of a new trash enclosure. In March 2008, the Council approved the allocation of up to \$300,000 from the Downtown Parking Fund for professional services to prepare design and construction drawings for the Downtown Streetscape Improvement Project. The preliminary list of streetscape improvements includes street lighting, sidewalks, curb and gutter, street furnishings, pedestrian ramps, enhanced crosswalks and pedestrian linkages across Spring Street, and other infrastructure, as needed. Completion of final construction drawings scheduled for 2010.
- Design and engineering work is currently underway for the downtown Village Streetscape Improvement Program. The goal of the project is to revitalize and beautify the downtown area.
- Ten new permanent recycling containers were purchased and installed in the downtown village to enhance the City’s recycling program.

Land Use Goal 7:

To create a network of mixed-use transportation corridors throughout the City by transforming El Cajon Boulevard, Fletcher Parkway, La Mesa Boulevard, Spring Street, and University Avenue into tree lined civic

boulevards accommodating a mix of high volume retailers, professional offices, financial centers, and moderate density residential projects.

- ❑ Projects in different stages of planning will introduce more residential/mixed use development along the El Cajon Boulevard and University Avenue corridors. The success of residential and mixed-use projects encourages the recycling of other marginal properties for development, thus improving the transit corridors of the City of La Mesa.
- ❑ Pedestrian improvements and intersection modifications were constructed to slow traffic, enhance safety, and promote walkability at the highly traveled intersection of University Avenue and Yale Avenue near Helix High School.

Urban Design Goal 1:

Promote and preserve a strong positive community identity and image of the City of La Mesa.

- ❑ The City is pursuing grant opportunities for the funding of the University Avenue improvements, including new entry signage.
- ❑ The City approved designs for a comprehensive citywide signage and way-finding program, as part of the City's established five-year goal to revitalize neighborhoods and corridors. Estimated costs for various sign types were established and prototype signs were developed. The City is currently in the process of implementing the first phase of the signage program throughout the Downtown Village area, with expected installation in summer 2009.
- ❑ The City of La Mesa has been designated as a *Tree City USA* since 1980. Only five other cities in California have held the distinction longer than La Mesa.

Urban Design Goal 2:

To improve the quality of life in La Mesa through the application of urban design principles for new development and redevelopment.

- ❑ To further these goals, the City of La Mesa Design Review Board considered and made recommendations on 25 projects between July 2007 and December 2008.
- ❑ Projects in different stages of planning will introduce more residential/mixed use development along the El Cajon Boulevard and University Avenue corridors because of the mixed use urban general plan designation. The success of residential and mixed-use projects encourages the recycling of other marginal properties for redevelopment.

SECTION III CIRCULATION ELEMENT

The Circulation Element outlines a comprehensive approach for establishing goals and policies for a complete transportation system. This system is made up of various networks representing the different modes of travel (i.e., cars, buses, walking, cycling, etc.). The Circulation Element outlines the short- and long-range issues related to the particular components of the circulation network. It also defines the issues related to linking the various networks into a cohesive and effective overall transportation network.

Circulation Goal 1:

To provide La Mesa with a system of streets and highways which are functional, safe, accessible, and attractive.

- ❑ As part of the annual street maintenance program, the City's maintenance crew completed street repairs throughout La Mesa, preparing them for slurry seal. This year the focus was concentrated on Zone 5, the south central area of the City. In 2008, the City's contractor applied a rubberized slurry seal coating to approximately 1.8 million square feet of pavement.
- ❑ To ensure maximum function and safety of the City's streets, maintenance crews patched 91,000 square feet and striped 532,000 lineal feet of pavement and fabricated and installed 1,308 traffic and road signs. Approximately 8,280 miles of streets and parking lots throughout the City were mechanically swept during the year.
- ❑ In response to citizen traffic requests, 97 work orders were prepared that resulted in the installation of 5 stop signs, 10 no parking zones, 22 painted curbs, 33 miscellaneous signs, 24 pavement markings and 3 disabled person's parking spaces.
- ❑ The City of La Mesa Neighborhood Traffic Management Program was approved by the City Council and implemented in 2004. Citizen-initiated traffic calming requests are reviewed and processed through the program in an effort to implement measures to reduce speeding on residential streets. Since July 2007, two radar speed feedback signs were installed on Amaya Drive, two chicanes and a median island were constructed on High Street, and a raised crosswalk with neckdown was constructed on Parks Avenue for the school crosswalk in front of La Mesa Dale Elementary school.
- ❑ Traffic education brochures are available on the City's web site to inform citizens on a variety of traffic-related issues such as traffic signals and stop signs, speed limits, and parking restrictions.

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- ❑ The Jackson Drive rehabilitation project is currently underway. The project includes rehabilitation of AC pavement and installation of curb, gutter, ramps, sidewalk and cross gutter from Fletcher Parkway north to the city limit. The intersection at El Paso Street was reconfigured and pedestrian improvements were installed as part of the project. Traffic signal upgrades at Lake Murray Boulevard and El Paso Street and Lake Murray and Baltimore Drive will be constructed in 2009. The City has received an HES grant to construct the signal upgrades.
- ❑ In 2004-05, the City Council formed the La Mesa Community Parking Commission, which serves as an advisory body to the City Council. The Commission reviews parking conditions, enforcement issues, parking rate/fine matters, and also oversees the Parking Permit Program, which provides cost-effective, off-street parking for business owners and employees in the Downtown Village. In 2008, the Commission recommended or endorsed nearly \$400,000 in improvement-related projects within the Downtown Village, including \$300,000 for preparation of design and construction drawings for the Downtown Streetscape Improvement Project and approximately \$90,000 in other projects related to the improvement of municipal parking facilities and pedestrian safety.
- ❑ Intersection improvements were completed on University Avenue and Yale Avenue in 2008 consisting of curb, gutter and sidewalk construction and traffic signal modifications to enhance pedestrian safety and walkability.
- ❑ New sidewalks will be constructed on Orien Avenue and Lowell Street adjacent to Helix High School in 2009 and on Glen Street from Lemon Avenue Elementary School to south of Alpine Avenue in 2010. In 2008, the City was awarded a Safe Routes to School Grant to fund each of the projects.
- ❑ City staff will begin work on a 4 year Safe Routes to School grant called Walk and Roll to School. This is a non-infrastructure grant, awarded in 2008, that will focus primarily on education at the La Mesa-Spring Valley School District. Staff will interact with the District to look for innovative solutions to traffic problems around District schools. This planning process will be used to request future infrastructure grants from the Safe Routes to School program.

Circulation Goal 4:

To promote the use of the public transit system as a means of reducing traffic congestion and improving the air quality of the region.

- ❑ The City, MTS, SANDAG, and Fairfield Residential jointly planned the development of transit-oriented development (TOD) at the Grossmont Trolley Station. The project began construction in the FY 2006-2007 and will be constructed in two phases, expected to be complete by 2010. This TOD will encourage the use of transit at the Grossmont Trolley Station. Pedestrian linkages are also key features of the project, as two elevators and a bridge will provide residents and transit users with access to employment, entertainment,

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and healthcare facilities in the Grossmont Center area adjacent to and above the project site.

Circulation Goal 5:

To help maintain and enhance the quality of life in La Mesa by providing the necessary facilities within the circulation network of the City for safe, convenient and efficient transportation alternatives to the automobile.

- ❑ Surveillance cameras were installed at the Amaya Drive trolley station to enhance passenger security.
- ❑ The City completed designs for improvements to the Allison Avenue transit corridor that will increase pedestrian safety and provide for the improved comfort of transit passengers.
- ❑ With a grant of \$162,000, the City is designing and planning for future construction of improvements to the intersection of Allison Avenue and Palm Avenue. These improvements will increase pedestrian safety and enhance the transit passenger experience in the Downtown Village neighborhood.
- ❑ The University Avenue Revitalization Project will include pedestrian friendly components aimed at increasing safety and walkability along this busy street.
- ❑ The City completed a Freeway Crossings Plan with a community-based transportation planning grant from Caltrans to study ways that freeway crossings in La Mesa could be improved for better pedestrian access.
- ❑ The Sidewalk Master Plan was adopted by the City Council in 2008. The plan outlines which street should or should not have sidewalks in La Mesa. Meetings were held with citizens to help the City develop the Plan. Revisions to the street design criteria are being considered and will be presented to the City Council to assist with future sidewalk implementation.
- ❑ Pedestrian improvements including intersection modifications, decorative medians and enhanced crosswalks were installed at the intersection of Jackson Drive and El Paso Street near Murray Manor Elementary School.

SECTION IV CONSERVATION & OPEN SPACE ELEMENT

Approximately 95% of the City of La Mesa's land area has been developed with residential and commercial land uses. La Mesa does not have many of the resources typically discussed in a conservation element, such as significant natural habitat areas, bodies of water, coastal zones, or agriculture and mineral resources. These issues are

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important to the community in a regional context though, and the goals and policies in this Element reflect this interest in supporting regional resource conservation efforts. Resource conservation issues which are also of regional interest, but apply more directly to local implementation in an urban setting include air quality, water supply, solid waste management, sewage treatment, and storm water pollution management. These topics, as they relate to conditions in the City of La Mesa, are addressed in this Element.

Conservation Goal 1:

To encourage public and private actions which promote the conservation and efficient use of natural resources and effective methods of preserving sensitive lands in the region.

- ❑ To further this goal, the City of La Mesa has taken steps to encourage a transit-oriented development, Pravada and Alterra, at the Grossmont Trolley Station, and along regional transit corridors. The private project will have 527 apartment residences and the public project will have two elevators and a bridge to allow residents and transit users to access the employment/entertainment/medical centers that are located up the hill. The entire project will be LEED certified and includes solar panels on Alterra.
- ❑ Each fall the City hosts a Park Appreciation Day to encourage volunteers to go to their neighborhood park and participate in clean-up and beautification projects. Hundreds of volunteers converge on all 14 parks collecting tons of trash and debris.
- ❑ All 14 La Mesa parks have been designated smoke-free environments since 2006.
- ❑ The private non-profit La Mesa Park and Recreation Foundation began in FY '07-08 a new capital fundraising drive called "It's Childs Play... play today for a healthier tomorrow." The Foundation will raise \$1 million dollars over the next few years to revamp five community playgrounds in La Mesa parks. The playgrounds slated for upgrades are at Collier, Jackson, La Mesita, Northmont and Vista La Mesa parks.
- ❑ The City purchased a Ford Escape hybrid for Parking Control in May 2008 and a Chevy Silverado Pick Up w/ Flexible Fuel for Police in April 2008. As City vehicles are replaced, fuel efficiency and reduced emissions will be important criteria in selecting replacement vehicles and equipment.
- ❑ The City continues to meet the state mandated AB939 waste diversion goal of 50%. The diversion rate is based on the reduction of waste that is deposited into landfills and is instead recycled or reused. The City's current diversion rate is 54 percent.
- ❑ The City continued the storm water pollution prevention program to educate the public and reduce pollution in the region's surface waters. A storm water

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program manager works directly with businesses, residents, and new development projects to monitor activities and ensure they are in compliance with La Mesa's municipal storm water pollution prevention permit. Over the past year, the City responded to 100 storm water complaints received from citizens.

- ❑ The City participates with other agencies within the region to take the proper measures to comply with the requirements of the Regional Water Quality Control Board regarding the National Pollutant Discharge Elimination Systems permit (NPDES) and the new Waste Discharge Requirements.
- ❑ The City's Stormwater Program hosted a code update workshop for industrial commercial businesses on new stormwater regulations, building and fire codes, and Fats Oil and Grease Program requirements. As mandated by the State, the City inspected 100 industrial and commercial businesses as part of the program.
- ❑ Stormwater program staff helped to coordinate two cleanup sites in La Mesa at the University Avenue and Alvarado Channels as part of the annual Creek to Bay Cleanup and California Coastal Cleanup Day.
- ❑ The Backflow Prevention Program reduces sanitary sewer backups by offering a reimbursement incentive of half the cost of installation of a sewer backwater valve. Since program inception, 105 residents and businesses have received reimbursement for installing a sewer backwater valve.
- ❑ Cal-Sense computer control systems are in use at Jackson Park, Nan Cout's Cottage and the Community Center to assist park staff in water management and maintenance of irrigation systems.
- ❑ The City of La Mesa conducts bimonthly household hazardous waste events at EDCO Station located in the City's industrial area. Since July 2007, La Mesa collected more than 161,000 pounds of hazardous waste from more than 1,400 La Mesa and Lemon Grove residents. The City also offers door-to-door collection of hazardous waste for residents who are aged 65 and above or who are disabled.
- ❑ La Mesa continued its regional household hazardous waste program called the San Diego Household Hazardous Waste Partnership with other jurisdictions throughout the East County region, the Solana Center for Environmental Innovation and I Love A Clean San Diego. The San Diego Household Hazardous Waste Partnership's focus was to utilize Household Hazardous Waste Cycle 14 Grant funding to continue previous efforts to increase public outreach and education throughout the region using a coordinated approach. The grant term expired in March 2008 and the City was reimbursed over \$190,000.
- ❑ The Household Hazardous Waste Partnership conducted public outreach on household hazardous waste disposal options. The Partnership also facilitated collection events for East County residents for the proper disposal of household

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hazardous waste, electronic waste (e-waste), and universal waste (u-waste). Two events in the communities of Alpine and Rancho San Diego attracted over 1,100 East County residents and collected nearly 170,000 pounds of household hazardous waste.

- La Mesa has also contracted with Solana Center for Environmental Innovation to develop and implement program activities. These activities include operating three oil filter recycling events at a local automotive parts store, providing updates on the location of certified used oil centers, conducting site visits and evaluations, staffing a used oil collection booth at La Mesa's Back to the 50's Car Show, preparation of HHW/Oil publications, and performing outreach to school children. Additionally, the Solana Center worked on a media outreach campaign focused on proper disposal of used oil, oil filters, e-waste, and other HHW items.
- Vehicle and equipment retrofits were made to comply with the new Tier III diesel emissions requirements for off-road diesel equipment. The City received a grant from the California Air Resources Board to purchase a paver, a backhoe and a front end loader.
- The City hosted the annual Spring Cleanup event on two Saturdays in April at EDCO Station to provide residents with a convenient opportunity to dispose of trash, yard waste, bulky items, recyclables and more, free of charge. Over 1,600 vehicle loads were dropped off at the event, weighing over 580 tons.
- Recycling service was initiated by 400 businesses and apartment complexes in La Mesa as part of the City's enhanced enforcement efforts of its mandatory recycling ordinance.
- The City is implementing a new program to make recycling even easier for residents at multifamily properties by offering indoor and outdoor recycling containers and can crushers, free of charge. The program is being funded by a grant from the California Department of Conservation Division of Recycling.
- The City Council created the Environmental/Sustainable Committee to study environmental and sustainability issues in the community.
- The City hosted the first annual Environmental Awareness Festival in September 2008 at Harry Griffen Park to promote recycling and environmental programs and to educate the public on environmental sustainability.

Open Space Goal 1:

To create a network of public parks throughout the City which will be convenient and beneficial to all segments of the community.

- The La Mesa Teen Center at Highwood Park opened in Fall 2006. Modular units totaling 3,800 square feet were added to the park, which is adjacent to a middle

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school. The Teen Center was built by the City of La Mesa and is operated by the Boys and Girls Club of East County. The La Mesa Teen Center Project received the APWA *Honor Award* for structures under \$2 million in 2008.

- ❑ In 2006, the non-profit La Mesa Arts Alliance entered into an agreement with the City of La Mesa to begin a utility box painting project. Once completed, the boxes will create a circuit of public art called the “La Mesa Walking Art Trail,” linking the Civic Center, the Downtown Village area, and La Mesa Community Center. The painting of the boxes is largely funded through private donations and sponsorships, but the La Mesa Community Parking Commission (LMCPC) recommend the sponsorship of several boxes from the proceeds of the Downtown Parking Fund and the Council approved their recommendation. In addition, the LMCPC recommended contributing funds from the Downtown Parking Fund to fund the preparation of a promotional brochure to promote the art trail as a way to be physically active, enjoy public art, and experience the Village businesses. In 2008 the La Mesa Walking Art Trail promotional brochure was completed and distributed to the downtown Village merchants.
- ❑ The final mural depicting the theme of “People Helping People” was added to the Walkway of the Stars in La Mesa Village. This walkway honors those who have volunteered their time and expertise to the City of La Mesa. The Walkway of the Stars is also part of the La Mesa Walking Art Trail.
- ❑ As part of the City’s commitment to assisting its residents live a healthier lifestyle, three urban walking trails were mapped out in the City to encourage walking in the community. In 2008, funding was secured to create a promotional brochure to promote La Mesa’s Urban Walking Trails and production is underway. The City is currently seeking funding to purchase trail markers to be added to the sidewalks on the trails.
- ❑ In 2008, the City hired an architect to create a Master Plan for Collier Park, La Mesa’s oldest park. In order to gain community input on the park redesign, 2 community meetings were held. The park once complete will offer almost 8 acres of park amenities. Currently almost one half of the park is undeveloped. The focus of the new park will be to honor its historical significance as La Mesa’s first park, update and revamp the park to meet resident’s recreational needs and make the park environmentally friendly.
- ❑ In 2008 the City completed repairs and upgrades at the La Mesa skate park consisting of demolition and concrete work, repair of damaged and broken apparatus and sign installation. The safety improvements resulted in the park being reopened to the public for use as a free non-supervised skate park.
- ❑ In 2008, Park Maintenance crews completed major repairs to the playground equipment at Jackson, Aztec, La Mesita and Vista La Mesa parks, replaced picnic tables at Highwood and Collier parks, completed annual turf renovations of City

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athletic fields, planted 14 donated trees in neighborhood park areas and trimmed 2,416 trees in the City right-of-way and 323 trees at City parks and facilities.

- ❑ Accessibility improvements to park facilities include the installation of an accessible ramp at Rolando Park and an accessible parking space at Sunset Park.

Open Space Goal 3:

To work with regional programs to protect the remaining areas of native vegetation and undeveloped rural areas for their significant open space and biological value.

- ❑ The City of La Mesa has a Multiple Species Conservation Program (MSCP) Implementing Agreement with the U.S. Fish and Wildlife Service and the California Department of Fish and Game to conserve biodiversity in the MSCP area.

SECTION V HISTORIC PRESERVATION ELEMENT

La Mesa first adopted a Historic Preservation Element in 1984 that included goals for historic preservation and cultural resource management that were developed by a Citizens Advisory Committee. As such, they represent a broad view of the need for the role of preservation and resource management in the City's future. In 1985 the City had adopted an implementation ordinance that created the Historic Preservation Commission, outlined the Commission's responsibilities, and prescribed a process for designating Historic Districts in La Mesa. In addition, the 1988-89 General Plan Citizen Committee developed ideas for policies and programs.

Historic Preservation Goal 1:

To broaden the recognition by La Mesans that the spirit and direction of the City's growth is substantially reflected in its historic past.

- ❑ The City co-sponsored a historic home tour with the La Mesa Historical Society.
- ❑ In conjunction with the launch of the City's new website in November 2007, additional information about La Mesa's historic landmarks was posted on the site. Updates are provided on an ongoing basis.

Historic Preservation Goal 2:

To safeguard our heritage by preserving those elements that reflect our cultural, social, economic and architectural history so that community residents will have a foundation upon which to measure and direct physical change.

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- ❑ Seven (7) properties were granted historic landmark designation by the City Council between July 2007 and December 2008.
 - Porter Hall, 4910 Memorial Drive, constructed in 1929
 - Staples-Orcutt House, 4576 Acacia Avenue, constructed in 1910
 - Gilbert Judy House, 4572 Date Avenue, constructed in 1924
 - Thiele House, 4572 3rd Street, constructed in 1915
 - Prather House, 4171 Merritt Boulevard, constructed in 1927
 - Hugh B. and Zula B. Styles House, 8545 Chevy Chase Drive, constructed in 1953
 - Cole Residence, 5628 Nokomis Street, constructed in 1952
- ❑ The City of La Mesa maintained a working relationship with the Downtown Village Merchants Association.
- ❑ Porter Hall, a City-owned building located in MacArthur Park, was designated a local historical landmark by the City Council. Landmark designation followed completion of building and site access improvements that received an APWA Honor Award for Renovation of an historical structure in 2007.
- ❑ In 2008 the City hired Architects Bundy and Thompson to conduct a planning process for Collier Park. Collier Park is the oldest park in La Mesa. The park and the Spring House building, which originated as a water bottling plant, has a historical landmark designation. Part of the planning effort includes making a recommendation on how to acknowledge the parks history and create an interpretative center at the Spring House site.

Historic Preservation Goal 3:

To strengthen the local economic base by stabilizing and improving property values through the identification and protection of specific historic districts.

- ❑ Continued to review external modifications to structures located within the historic district.

SECTION VI SAFETY ELEMENT

The Safety Element identifies hazards within the community and contains policies designed to mitigate the risk to the public. Areas of concern include hazards associated with seismic activities, flooding, fire, unstable soils, and other natural or manmade hazards. Insuring the health and safety of La Mesa's citizens and maintaining the quality of life in the community have been long standing goals for the City. The Safety Element recognizes that we are living in an ever-changing environment where the best policy is being prepared and maintaining the ability to respond effectively to the unknown. The purpose of the Safety Element is to incorporate safety considerations

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into the planning process in order to minimize the impact on the community of hazardous conditions or emergency situations. Of the policies and programs in the Safety Element, some are also found in the Public Services and Facilities Element.

Flood Control

Safety Goal 3:

To provide flood control and storm water drainage facilities that will protect the health and safety of La Mesa's citizens and minimize impacts to property to the greatest extent feasible.

- ❑ Storm drain improvements to benefit the Grossmont Trolley Station and the planned transit-oriented development are under construction.
- ❑ Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses. The City replaced the storm drain lines on Maryland Avenue, Alamo Way and Amaya Drive in Spring 2008.
- ❑ The sewer backflow prevention program protects the public health and safety and reduces property damages and claims.

Seismic Safety

Safety Goal 4:

The City will implement programs and standards to help reduce loss of life and injury, as well as to minimize property damage, in the event of a major seismic event.

- ❑ The Building Inspection Division enforces structural requirements of the California Building Standards Code for all new construction and alteration to existing buildings. The construction requirements are designed to ensure seismic resistance of buildings and to minimize personal injuries and property damage during a major seismic event.
- ❑ The Building Inspection Division provides public information and handout materials regarding building construction and earthquake safety.
- ❑ The Building Inspection staff continues to actively participate in training programs and seminars to keep up-to-date on the structural and seismic codes and other developments.

Fire Safety

Safety Goal 5:

The City will maintain programs and facilities needed to minimize the risk from fire hazards in the community.

- ❑ The Fire Department conducts inspections of businesses located in the City of La Mesa.
- ❑ In cooperation with Business Licensing, new businesses are inspected by the Fire Department prior to opening.
- ❑ The Fire Department conducts plan reviews for new construction and tenant improvements and performs construction inspections to ensure compliance with fire codes.
- ❑ The Fire Department implements the annual weed abatement program that requires property owners to clear their lots of overgrowth prior to the fire season.
- ❑ The Fire Department conducts public education. Fire station tours for school groups are hosted regularly throughout the school year, fire extinguisher training, fire safety, and fire drills are conducted throughout the City on a regular basis and juvenile fire setters participate in an intervention program as needed or required. The Department conducts programs at local schools and participates in the City of La Mesa Kids CareFest.
- ❑ The Fire Department participates in regular training to update and improve their skills, knowledge, and abilities so that they can better serve the community. This training includes, but is not limited to confined space rescue, heavy rescue, hazardous materials, emergency medical and driver awareness, mass casualty, and other in service training. This training is a vital part of a program that achieves an ISO rating of 2 for the Department. This excellent rating signifies a well-equipped and well-trained fire department.
- ❑ The Fire Department participates in a regional training facility (Heartland Fire Training Authority – HTFA) that improves operational effectiveness and safety.
- ❑ The Fire Department participates in a regional communications facility (Heartland Communications Facility Authority – HCFA) that dispatches for approximately 50% of the geographical area of the County of San Diego. This participation increases communication interoperability and enhances operational safety. Heartland and the Fire Department are also partners in the Regional Communication System (RCS).
- ❑ The Fire Department is participating in preliminary discussions about creating a Joint Fire Protection District with other local fire agencies.

Disaster Preparedness

Safety Element –Goal 6:

To establish and maintain programs which will raise citizen awareness about the benefits from disaster preparedness and which minimize loss of life, injuries, and damage to property in the event of a natural or manmade disaster in La Mesa.

- ❑ The Fire Department operates a La Mesa Survive program that is offered free to the public. The program trains the public on survival techniques for natural disasters such as earthquakes, floods, landslides, and wildfires and man made such as bomb threats.
- ❑ The Fire Department conducts City-wide disaster training annually. This training prepares staff to fulfill their roles in the Emergency Operations Center in the event of a disaster in La Mesa or the region.
- ❑ The City participates in regional emergency preparedness working groups, including Urban Area Working Group and Unified Disaster Council.
- ❑ The Fire Department has an Emergency Operations Center (EOC) at Fire Station 11, for use in the event of a disaster in La Mesa or the region.
- ❑ The Fire Department partners with the Cities of El Cajon, Lemon Grove, and Santee in Community Emergency Response Team (CERT) program for emergency preparedness.
- ❑ The Fire Department participates in the Unified Disaster Council (UDC) that is made up of representatives of the County of San Diego and each of the 18 cities in the County.

Hazardous Materials

Safety Goal 7:

To minimize community health risks from hazardous materials or the costly contamination clean up expenses due to improper use or release of hazardous materials into the environment.

- ❑ The Fire Department participates in the regional Hazardous Incident Response Team (HIRT). HIRT is a San Diego County joint powers team that handles hazardous materials incidents. HIRT is made up of two teams: one operated by the City of San Diego Fire and Life Safety Department and the other operated by the County of San Diego Department of Environmental Health.
- ❑ The Fire Department provides information to the public about the Household Hazardous Waste Program.

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- ❑ The Fire Department conducts annual hazardous materials response and recognition training.
- ❑ All known hazardous material was removed from Fire Station 13 prior to its upcoming renovation.

Citizen Safety

Safety Goal 8:

To continue to make La Mesa a safe and secure community in which to live, work, play and attend schools.

- ❑ The successful “KidzWatch Program” continues in FY 2007-2009. This is an 8-week “academy” for children, ages 5-12, and their parents. Over the course of the eight weeks, the children receive lessons in how to be more observant of their surroundings.
- ❑ A similar program, entitled “Teen Watch” has been developed and was presented for the first time in 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors. The Police Department will continue the Teen Watch program in FY 2007-2009 at Helix Charter High School.
- ❑ Surveillance cameras were installed at the Spring Street trolley station to enhance passenger security.
- ❑ In 2007 and 2008 the Police Department implemented a series of crime prevention initiatives, to improve existing services and add new services and program features. The initiatives consisted of producing DVD’s with crime prevention information for residential, business, and personal applications; developing and implementing web site based crime prevention information; developing and implementing web site based “crime alerts”; the use of residential and commercial security inspection letters; outreach by City leaders to community groups; displaying crime prevention messages on City vehicles; providing crime prevention training for selected City staff; conducting a Citizens’ Academy to educate members of the community about the Police Department and law enforcement operations, revitalization of the Neighborhood Watch Program; and the installation of new, updated Neighborhood Watch signs.

Safety Policy 17

The City will maintain public safety services at levels necessary to protect its citizens.

- ❑ The Police Department continues to address recruitment and retention as a priority issue. Candidates often cite the La Mesa Police Department’s excellent reputation as a law enforcement agency as a reason they applied for employment.

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Staff turnover due to enhanced law enforcement “3%@50” retirement plans continues to create a need for aggressive recruitment, as does recent staffing increases approved by the City Council.

- ❑ The Police Department Investigations Unit continues to focus on addressing local cases. This has enhanced the Department’s ability to address local crime series and provide investigators with greater opportunities for proactive work. In addition, the Department’s Gang Detective, NTF Detective, and SED Officers work cooperatively with the in-house detectives on case investigations.
- ❑ The Police Department continues to operate DUI check point grants and the “Click it or Ticket” seatbelt enforcement grants, funded by OTS. In 2007, the Police Department was awarded a Selective Traffic Enforcement Program (S.T.E.P.) grant in the amount of \$115,000 which is funded by OTS. The focus of the S.T.E.P. grant will be DUI enforcement, drivers license enforcement and traffic safety related programs. A portion of the grant money will be used to purchase updated equipment to better investigate traffic collisions. The Police Department has continued active participation in OTS grant programs, receiving grants for S.T.E.P. enforcement operations, “Avoid the 14” DUI enforcement operations along with a “DUI Mini Grant”, and “Click It Or Ticket” seatbelt enforcement operations, through FY08-09.
- ❑ The City of La Mesa has seven Automated External Defibrillator (AED) units. These units are located at the City Hall building, Fire Administration, Public Works Operations, the Pool, Community Center, the Police Department, and the Adult Enrichment Center. Each AED is in an alarmed cabinet for protection and is ready for use in the case of an emergency. The public that uses these facilities, as well as the employees, will be served by having these units placed throughout City facilities. Each facility has several employees that have been trained in the proper operation of an AED and to recognize when an emergency warrants its use.
- ❑ The current authorized staffing level for the Police Department is 68 sworn personnel. The City and Police Department have taken maximum advantage of monies available through federal hiring grants to increase the number of officers and the City council has added staffing by allocation additional General fund monies.
- ❑ In recent years, the Department organized and trained a “Special Response Team” (SRT) to carry out high-risk law enforcement missions, such as the service of search and arrest warrants, enhancing the safety of officers and the public. The Department is continuing with efforts to improve the equipment, training, and response capabilities of the SRT.
- ❑ The successful “KidzWatch Program” continues in FY 2007-2009. This is an 8-week “academy” for children, ages 5-12, and their parents. Over the course of the

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eight weeks, the children receive lessons in how to be more observant of their surroundings. They learn how to identify potentially hazardous situations and dangerous people, how to use 9-1-1 and report accurate information, the importance of bike and skateboard safety, how to handle fire emergencies, how to be aware of hazards in the natural environment, and the importance of water safety. To date the Police Department has put on five KidzWatch academies, which has reached over 150 students. This program is being funded by a generous donation from the Drug Enforcement Administration.

- ❑ A similar program, entitled “Teen Watch” has been developed and was presented for the first time in 2006. This is a two-day program with age-specific lessons for high school students, addressing personal safety and high-risk behaviors. The Police Department will continue the Teen Watch program in FY 2007-2009 at Helix Charter High School.
- ❑ In 2007, for the first time, the Police Department was awarded a grant from the California Department of Alcoholic Beverage Control (ABC). This grant funding was used to educate the operators of ABC licensed premises about liquor laws and to conduct follow up inspection and enforcement operations. A particular emphasis was placed on deterring the sale of alcohol to minors.
- ❑ The Fire Department has an Advanced Life Support program. This program is in partnership with American Medical Response (AMR). The agreement between the City and AMR provides the program at no cost to the City’s General Fund; user fees pay all costs. This program has been a model for other jurisdictions.

Safety Policy 18

The La Mesa Police Department will continue to participate in cooperative activities with area law enforcement agencies as a means of combating regional or sub regional crime activities.

- ❑ The Police Department currently participates in three regional crime task forces, the San Diego Narcotics Task Force, the San Diego East County Regional Gang Task Force, and the Regional Auto Theft Task Force.
- ❑ Patrol officers and detectives from the police department participate in joint enforcement operations with other law enforcement agencies on a regular basis. These include operations aimed at gang activity, drunk driving, truancy and underage drinking, as well as enforcement of certain conditions of probation in cooperation with the regional drug court.
- ❑ The Police Department is represented on the San Diego County Sex Offender Management Council, a state and local agency working group that is currently implementing a regional effort to better track sex offenders living in the region and provide comprehensive monitoring and inspection of these persons.

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- ❑ The Department promotes citizen safety through the support of public education programs that emphasize crime prevention, public awareness and safety. This includes programs with police staff trained in public safety and crime prevention.
- ❑ The Police Department assists in providing a safe traffic environment for both pedestrians and motorists by conducting traffic safety lectures to community groups and local schools.
- ❑ The Police Department continues to provide crime prevention programs such as Neighborhood Watch, Residential Security Inspections and the Crime Free Multi-Housing program.
- ❑ Members of the Police Department staff continue to work on a number of inter-department groups addressing various public safety issues in the community. These groups include the Human Relations Committee, the City's Traffic Commission, Helix Charter High School, the Merchants' Association, LMSVD and GUHS.

SECTION VII PUBLIC SERVICES & FACILITIES ELEMENT

State law does not require that a general plan include a public services and facilities element; inclusion of such is optional. Public services and facilities are however linked to the general plan through the capital improvement program. Each year the proposed capital improvement program must be reviewed by the Planning Commission. The capital improvement plan must be found consistent with and serve to further the goals and policies of the General Plan. Planning for future services and facilities is among the most important roles of local government. The general plan can assess the potential for growth in the residential and commercial sector. Growth in these areas impacts the demand for services and facilities. Anticipation of and response to increased service and facility demands can mitigate the impact of growth within the community.

Public Services & Facilities Goal 1:

To provide a balance of City services at a level which attempts to achieve public expectations.

- ❑ During fiscal year 2007-2008, the La Mesa City Council conducted two "town hall" meetings at La Mesa schools. The community input received established the foundation on which the Council developed the current two-year budget for the fiscal years 2007-2009. The Council feels the town hall meeting format is highly successful in finding out what residents think about their city as well as in understanding citizens' concerns and their vision for La Mesa's future. As a result, the Council will hold two such meetings each year in various locations to cover all areas of the city and to give all residents a chance to participate.

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Information and survey results obtained at the twice yearly “town hall” meetings provide a framework for guiding the organization’s work efforts and are used by the City Council to help shape City budget priorities.

- Outreach to citizens is the goal of the City’s new website launched November 2007. The new City website underscores the commitment by the City Council to keep La Mesa residents well informed about all that occurs at City Hall and throughout the community. The new City website contains easy-to-access, up-to-date content and features “Report a Problem,” a request tracking tool that allows visitors to notify the City of a problem, submit and track a service request.

A key feature of the website is the new Crime Alert section that appears on the left menu of the home page, complete with a green light that turns to flashing red to notify citizens of a critical incident involving police. The Crime Alert section is designed to broadcast up-to-date information about the police department’s efforts to combat crime and keep citizens informed by giving viewers access to regular police department operational reports and to current and archived press releases. Visitors also may request e-mail notification when new information is posted by subscribing to “Notify Me.”

“Notify Me” is an e-mail notification system that instantly alerts citizens of important City news, events and services. Notify Me allows community members to subscribe to a number of e-mail lists including the La Mesa City Council Agenda, Recreation Classes and La Mesa Police Department Press Releases. It provides residents with another means of communicating with, and obtaining information from City Hall. For example, 72 hours prior to a meeting, the City Clerk’s office publishes the City Council Meeting agenda with hyperlinks to back-up materials.

Visitors can navigate to each of the City’s six departments and numerous subdivisions, or use the search function by entering a brief description of what they are seeking. Other features include a constantly updated news section entitled “News & Announcements.” Finally, La Mesa’s new website can be converted instantly into a local crisis management tool if a natural or man-made disaster occurs. Features will include a description of the crisis, periodic updates, and emergency information and instructions.

- On February 2008, the City of La Mesa published the first electronic Focus, the official newsletter for City residents. It is produced quarterly and meets the growing demand for computerized access to up-to-date information about activities and noteworthy projects occurring in the community. The online version of the Focus allows staff to provide more information and hyperlinks to other information on the website. Additionally, there is significant savings due to elimination of postage and printing costs. Each issue includes announcements of upcoming activities, updates and reports on major projects, and information on a variety of City services. You can sign up on “Notify Me” to receive notification

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each time the FOCUS is posted on our website, or browse the archive of newsletters.

- The City of La Mesa recently launched the Community Bulletin Board, aired on Cox Cable Channel 24 (within City limits). The Bulletin Board is aired for several hours throughout the week and offers information about the City's departments, services and programs. To be updated regularly, the Bulletin Board is another project initiated by the La Mesa City Council to improve the flow of information between the City and its residents.

Public Services & Facilities Goal 2:

To maintain and improve those City facilities necessary to safely and efficiently provide City services.

- In March 2004, the voters of La Mesa, with an impressive 76 percent approval, passed a Public Safety Facility Bond Measure. Bond proceeds funded the replacement of Fire Station 11 and the Fire Administration building which opened in August 2006 in the Civic Center. The bond will also finance a new Police Station, as well as the renovation of Fire Station 13. The status of each project is detailed in Section II – Land Use Goal 6.
- The City of La Mesa completed a Civic Center Master Plan to improve the civic center facilities, enhance service delivery over the long term, and to better link the Civic Center facilities to the Downtown Village. These Civic Center facilities are enhanced by the new library and satellite post office building which was completed in June 2008.
- The La Mesa Community Parking Commission and the City Council implemented a number of important projects by reinvesting revenues generated by parking meters, parking permits, and parking citations into projects that upgraded existing public parking facilities and helped beautify the Downtown Village. Over the past two years, new pedestrian safety railings were installed near the intersection of Date Avenue and La Mesa Boulevard, new lighting and landscaping was installed in the La Mesa Boulevard parking lot, new lighting was installed in the Palm Avenue parking lot, funding for new directional signage was allocated, as was funding allocated for the preparation of design and construction drawings for the renovation of public infrastructure throughout the Downtown Village.
- In order to comply with current building codes and improve energy efficiency at the La Mesa Community Center, several metal framed casement windows along the west wall of the Arbor Room were replaced with vinyl windows in October 2008.

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- The pool deck at the La Mesa Municipal Pool was resurfaced in January 2008 to extend the useful life of the facility. The former decking was over 20 years old and showed signs of significant use.

Public Services & Facilities Goal 3:

To maintain, expand, and improve the City's infrastructure of streets, sewers and storm drains, which are viewed as necessary to sustain the quality of life and support continued opportunities for economic development.

- The City has a sewer maintenance management program to improve scheduling of routine maintenance of the sewer system for City maintenance crews. Repair and maintenance efforts are planned based on pipe conditions in order to focus attention to the areas that need it most. The goal of the program is aimed at reducing sewer system backups and overflows.
- The City updated its sewer master plan this year. The scope of work included estimating future capacity needs, assuring compliance with the new State mandated Waste Discharge Requirements which requires the City to develop and implement a comprehensive fats, oils and grease (FOG) control program, updating sewer design standards and creation of a priority list of improvements to ensure that future capacity needs are met.
- The sewer system capacity and condition assessment program is another way the City protects the investment in its sewer infrastructure. The program allows the City to analyze pipe conditions and flows and plan needed improvements more effectively. In turn, the useful life of the sewer system is extended and the City saves by reducing property damage claims and sewer overflows.
- Storm drain improvements were completed along with street repairs at various locations in the City to prevent property damage, flooding of businesses and homes, and disruption of traffic and businesses during heavy rain events.
- The City administers the sewer backflow prevention program to protect the public health and safety and to reduce property damages and claims.
- The City began work on the undergrounding of overhead utility lines on Parkway Drive to enhance the aesthetic appeal of the street. Five additional underground districts were in design phase during the reporting period.
- The City received a loan for \$14.5 million from the State Revolving Fund Loan Program to construct sewer improvements and reduce inflow and infiltration. Construction of phase 1 and phase 2 are complete, phase 3 is currently under construction, and phase 4 is being designed. As part of the project, the City is offering to install sewer backwater valves at low lying properties located within the construction area, at no cost to the property owner.

SECTION VIII HOUSING ELEMENT

The Housing Element is intended to guide residential development and preservation in a way that coincides with the overall economic and social values of the community. The residential character of a city is largely dependent on the type and quality of its dwelling units, their location, and such factors as maintenance and neighborhood amenities. The Housing Element is an official municipal response to a growing awareness of the need to provide housing for all economic segments of the community, as well as legal requirements that housing policy be made part of the planning process. As such, the Element establishes policies that will guide City officials in daily decision making and sets forth an action program designed to enable the City to realize its housing goals.

Appendix A, the Housing Element Programs Implementation Status Report, is a summary of the current implementation status of all of the programs described in the Housing Element.

APPENDIX A

Housing Element Programs Implementation Status Report

City of La Mesa
Housing Element Programs June 2005– July 2010
Implementation Status Report
July 2007 – December 2008

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
Conserving and Improving Existing Affordable Housing				
1. Housing Rehabilitation Program	Provide rehabilitation assistance to lower income households to encourage maintenance of the housing stock.	<ul style="list-style-type: none"> - Provide 2 loans annually. - Explore potential for accessory dwelling loan program by the end of FY 2007. 	<p>2 single family rehabilitation loans made (FY 06)</p> <p>0 single family rehabilitation loans made (FY 07)</p> <p>1 single family rehabilitation loans made (FY 08)</p>	Community Development Department
2. Single-Family Acquisition and Rehabilitation	Rehabilitate deteriorated single-family homes and provide home ownership opportunities to first-time homebuyers.	<ul style="list-style-type: none"> - Subject to availability and price, acquire and rehabilitate five single-family homes within five years. - Continue to evaluate potential program options and effectiveness. 	<p>Staff continued to work with CALTRANS to identify excess right of way for housing.</p> <p>No project has materialized 2006, 2007, 2008</p>	Community Development Department and project development partner
3. West End Revitalization Area	Targeted efforts to improve the quality of housing and public infrastructure in West La Mesa.	<ul style="list-style-type: none"> - Improve infrastructure and capital facilities in west La Mesa. - Implement the Mixed Use Strategic Implementation Plan. 	<p>City working with Boys and Girls Club to open a Teen Center at Highwood Park in West La Mesa. (FY06)</p> <p>Teen Center opened (FY07)</p> <p>9 intersections in West La Mesa upgraded for ADA access (FY07)</p> <p>Pedestrian enhancements made at major intersection near Helix High School (FY08)</p>	Community Development Department

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Housing Element Programs June 2005– July 2010
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July 2007 – December 2008

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
4. Multi-Family Acquisition and Rehabilitation	Improve deteriorated multi-family housing stock in the City.	- Subject to availability and price, acquire and rehabilitate multi-family housing stock.	No project has materialized 2006, 2007, 2008	Community Development Department and project development partner
5. Enforcement of Uniform Housing Code	Enforce Uniform Housing Code to maintain the City's housing stock.	- Ongoing enforcement of the Uniform Housing Code.	Multi-department Taskforce meets to address proliferation of unlicensed group homes/mini-dorms. (FY07) On-going monitoring of foreclosed properties to prevent health and safety problems.	Building Inspection Division and County of San Diego Environmental Health Dept.
6. Preservation of Historic Housing	Preserve historic housing through administration of "Mills Act" property tax relief.	- Assist one or two homeowners with applications for "Landmark Status" and Mills Act Agreements.	Seven properties landmarked and seven Mills Act Agreements established during 18 month reporting period	Planning Division
7. Conservation of Existing and Future Affordable Units	Provide for the continued affordability of "at-risk housing.	- Monitor the status of the 198 at-risk units at Murray Manor. - Should property convert, the City will: 1 Contact potential purchasers of units; 2 Explore funding to preserve the affordability of Murray Manor, construct replacement units, or provide rental assistance to displaced residents; 3 Contact residents to ensure	Continued to monitor status of Murray Manor Apartment project. No change in Murray Manor status 2006, 2007, 2008	HUD, HCD, Community Development Department and Redevelopment Agency

City of La Mesa
Housing Element Programs June 2005– July 2010
Implementation Status Report
July 2007 – December 2008

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
		proper notification; 4 Assist tenants to obtain Section 8 vouchers from the County.		
8. Section 8 Rental Assistance Program	Extend rent subsidies to very low-income households.	<ul style="list-style-type: none"> - Continue to contract with San Diego County Housing Authority for program implementation. - Support County Housing Authority's annual applications for additional Section 8 allocations. 	Continued to provide Section 8 rental assistance through County of San Diego Housing Authority.	San Diego County Housing Authority
9. Rental Assistance for Low Income Households	Assisting low-income households through rent subsidy.	<ul style="list-style-type: none"> - Assist 10 households with rental assistance payments if an opportunity arises during the planning period. 		S.D. County Housing Authority
10. Senior Shared Housing	Assisting seniors in locating roommates to share existing housing.	<ul style="list-style-type: none"> - Ongoing educational outreach to seniors. - Periodic advertisements of program in City newsletter. - Funding support to achieve 30 matches annually. 	Continued to provide CDBG funding support for "shared housing" program provided by Center for Social Advocacy.	Center for Social Advocacy; Community Development Department
Provision of Adequate Sites				
11. Land Use and Urban Design Element	Provide a range of residential development opportunities through appropriate land use designations.	<ul style="list-style-type: none"> - Ongoing maintenance of an inventory of sites suitable for residential development. - Ongoing marketing of the Mixed Use Zoning to potential developers. 	Maintained General Plan designations providing adequate sites. Mixed Use Zoning on hold for completion of EIR (FY07) EIR completed in 2008 Mixed-use development with	Planning Division

City of La Mesa
Housing Element Programs June 2005 – July 2010
Implementation Status Report
July 2007 – December 2008

Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
12. Sites for Homeless Shelters/Transitional Housing	Provide appropriate zoning for the development of emergency shelters and transitional housing.	- Amend zoning ordinance definition of community care facilities to include shelters and transitional housing by FY 05/06.	Reprogrammed for 2009 Providing CDBG funding for Interfaith Shelter Network rotational winter shelter. (FY07, 08)	Community Development Department

Assist in Development of Affordable Housing

13. Facilitate Development of Higher Density Housing	Encourage the development of infill housing through marketing the Mixed Use regulations.	- Provide information to the public to identify target infill areas and incentives.	Marketing of the Mixed Use Zoning resulting in multiple potential project submittals along El Cajon Boulevard target corridor. (06) Mixed Use Zoning on hold for completion of EIR (FY07) EIR completed in 2008 Mixed-use development with approximately 300 units in the entitlement phase (FY08)	Community Development Department
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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
14. Land Assemblage and Write-Down	Reduce land cost for development of lower income housing through assembly and write-down of the purchase.	<ul style="list-style-type: none"> - Should an opportunity arise, provide land write-down for an affordable residential project. 	<p>Worked with the Metropolitan Transit System and Fair field development to consolidated property ownership for development of 527 units located at the Grossmont trolley Station. (FY 06)</p> <p>Building permits issued for 230 units at Grossmont Trolley Station. 32 units guaranteed affordable to VL income HH for 50 years. (FY07)</p> <p>All 527 Units under construction in FY08</p>	Community Development Department and Redevelopment Agency
15. Affordable Housing Development Incentives	Facilitate development of affordable housing for seniors and persons with disabilities.	<ul style="list-style-type: none"> - Ongoing implementation of special needs housing incentive policy 2.6. 	<p>No project proposed 2006</p> <p>2007</p>	Community Development Department
16. First-Time Homebuyer Down-payment and Closing Cost Assistance	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	<ul style="list-style-type: none"> - Assist 3 to 4 first-time home buyers annually. 	<p>Contract for third party underwriter, San Diego Housing Commission, executed April 2006.</p> <p>Home-buyer program dormant during FY 06 and FY 07.</p> <p>Program to resume in FY 07/08 with 10 to 12 loans anticipated.</p> <p>Six loans totaling \$720,000 funded in 2008.</p>	Community Development Department

City of La Mesa
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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
17. Mortgage Credit Certificates (MCC)	Expand home ownership opportunities to lower and moderate income first-time homebuyers.	- Provide two MCCs annually.	MCC program dormant during FY 06 and FY 07. Evaluating ways to resume participation in County of San Diego MCC program in FY 07/08. Need to find funding source for administration costs.	Regional Mortgage Credit Certificate Consortium
18. Non-Profit or For-Profit Housing Development Corporation	Provide expanded affordable housing opportunities through partnership with private sector.	<ul style="list-style-type: none"> - Ongoing updating of list of potential affordable housing developers. - Assist as appropriate with site identification and application support. 	<p>Worked with Fairfield Development to secure future construction of 80 affordable units at the Grossmont Trolley Station project. (FY07)</p> <p>Development approval and building permits issued for 230 units (80 affordable) at Grossmont Trolley Station. (FY07)</p> <p>All 527 units at Fairfield's Grossmont Trolley Station TOD are under construction (FY08).</p> <p>Maintained contract information for potential development partners.</p>	Community Development Department
Removal of Governmental Constraints				
19. Fees for Development Services	Facilitate the development of affordable housing through a reduction in fees.	<ul style="list-style-type: none"> - On a case-by-case basis, the City may consider granting a waiver of development fees. 	No requests received for fee reductions	Community Development Department

City of La Mesa
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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
20. Accessory Dwelling Units (ADU's)	Increase the utilization of the accessory dwelling unit provisions	<ul style="list-style-type: none"> - Review existing ADU's provisions to determine if additional changes could be made. - Explore potential of utilizing the Housing Rehabilitation Loan Program for development of additional accessory units. 	Reprogrammed for 2009	Community Development Department
21. Reasonable Accommodation	Ensure that the City's zoning & development regulations allow disabled persons to have equal opportunity to use and enjoy a dwelling unit.	<ul style="list-style-type: none"> - Establish a formal policy or procedure for addressing requests for reasonable accommodation by the end of FY 06/07. 	Reprogrammed for 2009	Community Development Department
Promoting Equal Housing Opportunities				
22. Condominium Conversion	Maintain balance of ownership and rental opportunities.	<ul style="list-style-type: none"> - Modify the existing ordinance to facilitate limited condominium conversion, create units with affordability restrictions, physical conditions improvements and tenant protection provisions. 	<p>Supported the work of a Condominium Conversion Taskforce to develop recommendations for ordinance revisions. (06)</p> <p>Condo conversion ordinance amended to include tenant relocation benefits, physical conditions report and required improvements. (FY07)</p> <p>Based on recent apartment construction, (527 units) anticipate applications for August 2009. Develop criteria to rank projects and select the best proposal</p>	Community Development Department

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Housing Program	Program Objectives	5-Year Objective and Time Frame FY 06 to FY 10	Accomplishments/Current Status	Responsible Agency
23. Fair Housing	Assure unrestricted access to housing and eliminate housing discrimination.	<ul style="list-style-type: none"> - Continue to support the fair housing program at Center for Social Advocacy. - Assist in program outreach. 	Provide on-going annual allocation of CDBG funding to fair housing program. FY06 - \$24,000 FY07 - \$26,000 FY08 - \$27,000	Community Development Department

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction LA MESA
Reporting Period 01/01/2003 - 31-Dec-08

Table A
Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8			
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.			
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions				
8707 Fletcher Pkwy	5+	R	32		48	150	230	RDA					
(9) Total of Above Moderate from Table A2							768						
(10) Total by income units (Field 5) Table A							918	998					

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction LA MESA

Reporting Period 01/01/2003 - 31-Dec-08

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	361	16	385	2	4	768

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Income Level												
	Deed Restricted Non-deed restricted	89				32						32	57
Low	Deed Restricted Non-deed restricted	68											68
	Deed Restricted Non-deed restricted	75				48						48	27
Above Moderate		164	61	80	262	213	302	9				927	-763
Total RHNA by COG.		396											
Enter allocation number.													
Total Units			61	80	262	293	302	9				1,007	-611
Remaining Need for RHNA Period													

(CCR Title 25 §6202)

HOUSING POLICY
DEVELOPMENT, HCD

APR 03 2009

LA MESA

01/01/2003 - 31-Dec-08

Table C

Program Implementation Status

[illegible]